

SABINAS PROPERTIES LLC,
SQUAW CREEK PROPERTIES, LLC,
ET AL

TO

THE PUBLIC

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE

§

THAT, SABINAS PROPERTIES LLC, is the owner of that certain tract of land in Gillespie County, Texas, more particularly described as follows ("the Property"):

BEING 87.658 acres of land, more or less, out of the Thomas Miller Survey No. 440, Abstract No. 500 in Gillespie County, Texas, and being a portion of that certain 344.0 acre tract described in Volume 365, Page 332 of the Real Property Records of Gillespie County, Texas. Said 87.658 acres of land, more or less, being more particularly described by metes and bounds on **EXHIBIT "A"** attached hereto and made a part hereof for all pertinent purposes (hereinafter "SABINAS Parcel"); and

THAT, SQUAW CREEK PROPERTIES, LLC, is the owner of that certain tract of land in Gillespie County, Texas, more particularly described as follows ("the Property"):

TRACT II.

BEING 116.327 acres of land, more or less, out of the Thomas Miller Survey No. 440, Abstract No. 500, in Gillespie County, Texas, and being a portion of that certain 344.0 acre tract described in Volume 365, Page 332 of the Real Property Records of Gillespie County, Texas. Said 116.327 acre tract of land, more or less, being more particularly described by metes and bounds on **EXHIBIT "B"** attached hereto and made a part hereof for all pertinent purposes (hereinafter "SQUAW CREEK Parcel"); and

THAT, CARL E. SCHOESSOW and COURTNEY R. MECHLER, are the owners of that certain tract of land in Gillespie County, Texas, more particularly described as follows ("the Property"):

TRACT III

BEING 140.000 acres of land, more or less, out of the Thomas Miller Survey No. 440, Abstract No. 500 in Gillespie County, Texas, and being a portion of that certain 344.0 acre tract described in Volume 365, Page 332 of the Real Property

Records of Gillespie County, Texas. Said 140.000 acre tract of land, more or less, being more particularly described by metes and bounds on **EXHIBIT "C"** attached hereto and made a part hereof for all pertinent purposes (hereinafter "SCHOESSOW/MECHLER Parcel");

and, as such, desiring to create and carry out a uniform plan for the improvement and development of the Property, do hereby adopt and establish the following restrictions, covenants and conditions ("Protective Covenants") to run with the land and to apply in the use, occupancy, and conveyance of the Property, which restrictions, covenants and conditions shall be binding on all parties having a right, title or interest in or to the above described Tracts I, II, and III or any part thereof, and their heirs, successors and assigns, and which restrictions, covenants and conditions shall inure to the benefit of each owner thereof; and each contract or deed which may be executed with regard to any of such Property shall be conclusively held to have been executed, delivered and accepted, subject to the following restrictions and covenants (the headings being employed for convenience only and not to be controlling over content):

ARTICLE I. DEFINITIONS

"Declarant" shall mean and refer to SABINAS PROPERTIES LLC, SQUAW CREEK PROPERTIES, LLC, CARL E. SCHOESSOW and COURTNEY R. MECHLER, their heirs, successors and assigns.

"Declaration" shall mean this instrument as it may be amended from time to time.

"Owner" shall mean and refer to the record owner (including Declarant), whether one or more persons or entities, of a fee simple title to the Property or any portion of the property, including contract Sellers, but excluding those having such interest merely as security for the performance of an obligation.

"Property" shall mean and refer to collectively that certain real property hereinbefore described in Exhibit "A", Exhibit "B" and Exhibit "C" attached hereto and made a part hereof for all pertinent purposes.

"Tract" shall mean and refer to the Property or any plot of land which is out of the Property.

ARTICLE II. RESTRICTIVE COVENANTS

The Declarant hereby declares that the Property shall henceforth be owned, held, transferred, sold and conveyed subject to the following covenants, conditions and restrictions which are intended for the purpose of protecting the value and desirability of, and which shall run with, the Property and shall be binding on Declarant and all Owners, and their respective

heirs, successors and assigns, and which shall inure to the benefit of Declarant and each Owner of any part of the Property, and their respective heirs, successors and assigns.

Section 1. Restrictions

1. No abandoned or inoperative equipment or vehicles or junk shall be permitted or stored on any Tract.
2. No modular or industrial built homes, doublewide mobile homes, singlewide mobile homes or trailer houses shall be constructed, erected or placed on any Tract.
3. No residence or other permanent structure (other than roads, wells, well houses, utility poles and appurtenances, decks, piers, and entranceways) shall be constructed, erected or placed nearer than 100 feet from a common boundary line between the SABINAS Parcel and the SQUAW CREEK Parcel.
4. No cellular tower or other type of commercial tower or commercial wind turbine shall be constructed, erected or placed on any Tract.
5. No noxious or offensive activities shall be permitted on any Tract.
6. No swine shall be kept on any Tract other than in connection with a sanctioned 4-H or FFA livestock project.
7. No commercial feedlot operations shall be permitted on any Tract.
8. No commercial hunting is shall be permitted on any Tract containing less than 20 acres.
9. No wildlife feeder or blind shall be constructed, erected or placed nearer than 100 feet from a common boundary line between the SABINAS Parcel and the SQUAW CREEK Parcel or within 100 feet of Squaw Creek.
10. No fences shall be constructed, erected or placed in or within 100 feet of Squaw Creek except for current fences on the north and south boundary lines of the SABINAS Parcel and the SQUAW CREEK Parcel or replacement thereof or fences along the access easements appurtenant to the Property as of the date of these Covenants.

NOTWITHSTANDING THE FOREGOING, the metal and wood structures presently located on the SABINAS Parcel shall be grandfathered and permitted to remain on the SABINAS Parcel.

ARTICLE III.

TERM

The covenants and restrictions set forth in this Declaration are made and adopted to run with the land and shall be binding upon the undersigned and all parties and persons claiming through and under them until May 1, 2038, at which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless and until an instrument executed by Owners of more than 75% of the Tracts has been recorded agreeing to terminate said covenants and restrictions in whole or in part.

ARTICLE IV.

ENFORCEMENT

Declarant, their heirs, successors or assigns, or any Owner of a Tract, shall have the right to enforce, by proceedings at law or in equity, the terms, provisions, covenants, conditions, and restrictions contained in this Declaration or any future amendments hereof by any proceeding, at law or in equity, by injunction or other lawful procedure and to recover any damages resulting from such violation. Damages shall include court costs and reasonable and necessary attorney's fees. Failure of Declarant or any Owner to take any action upon any breach or default shall not be deemed a waiver of their right to take action upon any subsequent breach or default. The reservation by Declarant of this right of enforcement shall not create a duty or obligation of any kind to enforce same, and Declarant shall not be subjected to any claim, demand, or cause of action from any Owner by virtue of not enforcing any term, provision, covenant, condition or restrictions herein contained.

ARTICLE V.

PARTIAL INVALIDITY

The invalidation of any of the terms, provisions, covenants, conditions or restrictions contained in this Declaration, by judgment, court order, operation of law or otherwise, shall in no way affect the validity any of the other terms, provisions, covenants, conditions or restrictions hereof, which shall remain in full force and effect.

ARTICLE VI.

AMENDMENT

The Owners (but expressly excluding their respective mortgagees, if any) of more than seventy-five percent (75%) of the Tracts may amend this Declaration, by executing and filing an instrument containing such amendment, in the office of the County Clerk of Gillespie County, Texas.

ARTICLE VII.
WAIVER AND LACHES

The obligation to abide by the provisions contained in this Declaration shall be deemed to be of a continuing and continual basis. Each and every day an Owner allows a condition to exist on such Owner's Tract which is not in compliance with the requirements contained herein shall constitute a separate and individual violation hereof, and shall give rise to a new cause of action for such breach. The intended effect and express purpose of this provision shall be that every Owner, by accepting title to a Tract, hereby waives the affirmative defenses of the statute of limitations, waiver and laches with respect to covenant violations. Failure of Declarant or of any Owner to enforce the terms of this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

EXECUTED by said Declarant, this 4th day of May, 2018.

Declarant:

SABINAS PROPERTIES LLC, a Texas
limited liability company

BY: [Signature]
KASH MORROW, Manager

SQUAW CREEK PROPERTIES, LLC, a Texas limited
liability company

BY: [Signature]
CARL E. SCHOESSOW, Manager

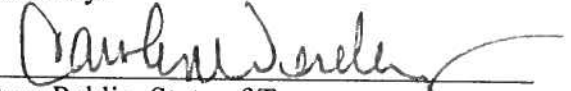
[Signature]
CARL E. SCHOESSOW, Individually

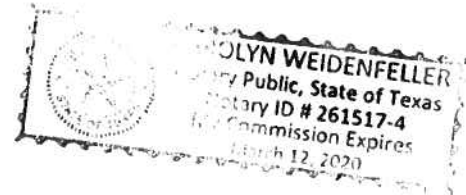
[Signature]
COURTNEY R. MECHLER

STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 4 day of May, 2018, by KASH MORROW, Manager of SABINAS PROPERTIES LLC, a Texas limited liability company, on behalf of said entity.

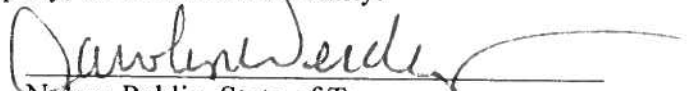

Notary Public, State of Texas

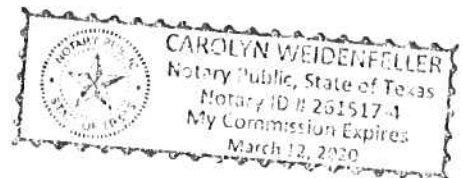


STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 4 day of May, 2018, by CARL E. SCHOESSOW, Manager of SQUAW CREEK PROPERTIES, LLC, a Texas limited liability company, on behalf of said entity.

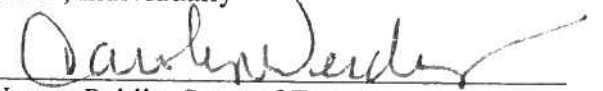

Notary Public, State of Texas

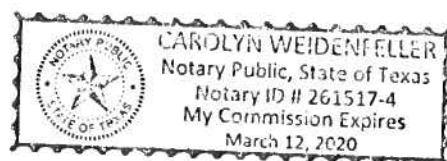


STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 4 day of May, 2018, by CARL E. SCHOESSOW, Individually


Notary Public, State of Texas

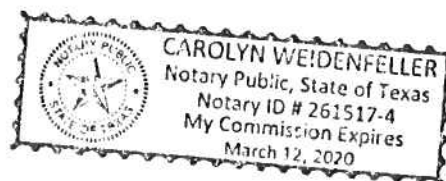


STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 4 day of May, 2018, by COURTNEY R. MECHLER.

Carolyn Weidenfeller
Notary Public, State of Texas



CONSENT OF LIENHOLDERS

BIERSCHWALE CREDIT AND LENDING, the lienholder on Tract I, consents to the foregoing Declaration of Covenants, Conditions and Restrictions.

BIERSCHWALE CREDIT AND LENDING

By: Bryan Bierschwale
Printed Name: Bryan Bierschwale
Title: President

CAPITAL FARM CREDIT, FLCA the lienholder on Tract II, consents to the foregoing Declaration of Covenants, Conditions and Restrictions.

CAPITAL FARM CREDIT, FLCA

By: Jason D. Helfrich
Printed Name: Jason D. Helfrich
Title: SR Relationship Manager

EXHIBIT "A"

Page 1 of 3



SEARCHERS
LAND SURVEYING, LLC

MASON | FREDERICKSBURG
P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-242-9510 | TBPLS Firm #10194211
www.searchersls.com

LEGAL DESCRIPTION: Being 87.658 acres of land out of the Thomas Miller Survey No. 440, Abstract No. 500 in Gillespie County, Texas and being a portion of that certain 344.0 acre tract described in Volume 365, Page 332 of the Real Property Records of Gillespie County, Texas; Said 87.658 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in April 2018:

BEGINNING at a 1/2 inch iron rod found with a cap marked "NOS 1818", for a corner of that certain 285.8 acre tract described in Volume 230, Page 819 of said Real Property Records, the southeast corner of said 344.0 acre tract, and the southeast corner hereof, and from which a 1/2 inch iron rod found with a cap marked "NOS 1818" bears South 89° 04' 12" East a distance of 17.99 feet and a 1/2 inch iron rod found with a cap marked "NOS 1818" bears North 00° 04' 07" West a distance of 30.02 feet;

THENCE along the north line of said 285.8 acre tract and the south line of said 344.0 acre tract, the following 4 courses:

1. North 89° 26' 24" West a distance of 1105.14 feet to a 7 inch cedar fence post found;
2. South 89° 38' 29" West a distance of 1276.47 feet to a 30 inch cedar tree fence corner found;
3. South 89° 58' 38" West a distance of 258.71 feet to a 7 cedar fence corner post found;

EXHIBIT "A"

Page 2 of 3

4. North 82°32'01" West a distance of 147.81 feet to a point in the centerline of a Creek, for the southeast corner of that certain 116.327 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 344.0 acre tract, and the southwest corner hereof, and from which a 20 inch live oak tree found for a corner of said 344.0 acre tract bears North 82°32'01" West a distance of 104.50 feet;

THENCE crossing said 344.0 acre tract along the general meanders of the centerline of said Creek and the east line of said 116.327 acre tract, the following 24 courses:

1. North 07°27'59" East a distance of 3.08 feet to a point;
2. North 10°11'54" East a distance of 15.77 feet to a point;
3. North 30°49'45" East a distance of 43.75 feet to a point;
4. North 17°01'07" East a distance of 54.61 feet to a point;
5. North 52°14'34" East a distance of 41.85 feet to a point;
6. North 37°49'56" East a distance of 52.91 feet to a point;
7. North 15°53'01" East a distance of 102.97 feet to a point;
8. North 36°54'14" East a distance of 88.57 feet to a point;
9. North 11°02'17" East a distance of 131.98 feet to a point;
10. North 21°54'53" West a distance of 38.94 feet to a point;
11. North 01°36'51" West a distance of 39.47 feet to a point;
12. North 39°14'42" East a distance of 48.19 feet to a point;
13. North 09°56'01" East a distance of 14.87 feet to a point;
14. North 16°57'42" West a distance of 43.85 feet to a point;
15. North 08°21'04" East a distance of 84.42 feet to a point;
16. North 02°03'06" East a distance of 86.74 feet to a point;
17. North 22°15'48" East a distance of 69.97 feet to a point;
18. North 10°42'36" West a distance of 27.94 feet to a point;
19. North 15°04'35" East a distance of 28.73 feet to a point;
20. North 31°50'51" East a distance of 28.90 feet to a point;
21. North 25°07'48" East a distance of 43.07 feet to a point;
22. North 15°06'28" East a distance of 106.80 feet to a point;
23. North 26°51'42" East a distance of 55.74 feet to a point;

EXHIBIT "A"

Page 3 of 3

24. North $24^{\circ}36'12''$ East a distance of 203.18 feet to a point in the south line of that certain 162.0 acre tract described in Volume 365, Page 332 of said Real Property Records and the north line of said 344.0 acre tract, for the northeast corner of said 116.327 acre tract and the northwest corner hereof, and from which a 1/2 inch iron rod found for the southwest corner of said 162.0 acre tract and a corner of said 116.327 acre tract bears South $82^{\circ}35'12''$ West a distance of 1776.93 feet;

THENCE North $82^{\circ}35'12''$ East, along the south line of said 162.0 acre tract and the north line of said 344.0 acre tract, at a distance of 133.05 feet pass a 1/2 inch iron rod set, continuing in all a total distance of 2363.75 feet to a 1/2 inch iron rod found in a west line of said 285.8 acre tract, for the southeast corner of said 162.0 acre tract, a corner of said 344.0 acre tract, and the northeast corner hereof;

THENCE South $00^{\circ}18'50''$ East a distance of 1662.86 feet along a west line of said 285.8 acre tract and the east line of said 344.0 acre tract to the POINT OF BEGINNING containing 87.658 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;


Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: April 6, 2018
Job# 18-2498





SEARCHERS LAND SURVEYING, LLC

MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966
P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211
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LEGAL DESCRIPTION: Being 116.327 acres of land out of the Thomas Miller Survey No. 440, Abstract No. 500 in Gillespie County, Texas and being a portion of that certain 344.0 acre tract described in Volume 365, Page 332 of the Real Property Records of Gillespie County, Texas; Said 116.327 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying, LLC in April 2018:

BEGINNING at an 8 inch cedar fence corner post found for the northeast corner of that certain 416.9 acre tract described in Instrument No. 20083572 of the Official Public Records of Gillespie County, Texas, the northwest corner of that certain 285.8 acre tract described in Volume 230, Page 819 of said Real Property Records, and a corner of said 344.0 acre tract;

THENCE South 89°35'28" West a distance of 1717.01 feet along the north line of said 416.9 acre tract and the south line of said 344.0 acre tract to a 1/2 inch iron rod set, for the southeast corner of that certain 140.000 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 344.0 acre tract, and the southwest corner hereof, and from which a 6 inch pipe fence corner post found for the southwest corner of said 344.0 acre tract bears South 89°35'28" West a distance of 1049.49 feet;

THENCE crossing said 344.0 acre tract along an east and south lines of said 140.000 acre tract, the following 2 courses:

1. North 00°32'34" West a distance of 1618.98 feet to a 1/2 inch iron rod set, for a corner of said 140.000 acre tract and the northwest corner hereof, and from which a 1/2 inch iron rod set bears South 48°58'41" East a distance of 40.10 feet and another bears North 48°58'41" West a distance of 40.10 feet;

EXHIBIT " B "

2. North 82°35'12" East a distance of 1582.38 feet to a 1/2 inch iron rod found in concrete, for the southwest corner of that certain 162.0 acre tract described in said Volume 365, Page 332, a corner of said 344.0 acre tract, and a corner of said 140.000 acre tract;

THENCE North 82°35'12" East, along the south line of said 162.0 acre tract and a north line of said 344.0 acre tract, at a distance of 1597.57 feet pass a 1/2 inch iron rod set, continuing in all a total distance of 1776.93 feet to a point in the centerline of a Creek, for the northwest corner of that certain 87.658 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 344.0 acre tract, and the northeast corner hereof, and from which a 1/2 inch iron rod found for a corner of said 344.0 acre tract and the southeast corner of said 162.0 acre tract bears North 82°35'12" East 2363.75 feet;

THENCE crossing said 344.0 acre tract along the general meanders of the centerline of said Creek and the west line of said 87.658 acre tract, the following 24 courses:

1. South 24°36'12" West a distance of 203.18 feet to a point;
2. South 26°51'42" West a distance of 55.74 feet to a point;
3. South 15°06'28" West a distance of 106.80 feet to a point;
4. South 25°07'48" West a distance of 43.07 feet to a point;
5. South 31°50'51" West a distance of 28.90 feet to a point;
6. South 15°04'35" West a distance of 28.73 feet to a point;
7. South 10°42'36" East a distance of 27.94 feet to a point;
8. South 22°15'48" West a distance of 69.97 feet to a point;
9. South 02°03'06" West a distance of 86.74 feet to a point;
10. South 08°21'04" West a distance of 84.42 feet to a point;
11. South 16°57'42" East a distance of 43.85 feet to a point;
12. South 09°56'01" West a distance of 14.87 feet to a point;
13. South 39°14'42" West a distance of 48.19 feet to a point;
14. South 01°36'51" East a distance of 39.47 feet to a point;
15. South 21°54'53" East a distance of 38.94 feet to a point;
16. South 11°02'17" West a distance of 131.98 feet to a point;
17. South 36°54'14" West a distance of 88.57 feet to a point;
18. South 15°53'01" West a distance of 102.97 feet to a point;
19. South 37°49'56" West a distance of 52.91 feet to a point;
20. South 52°14'34" West a distance of 41.85 feet to a point;
21. South 17°01'07" West a distance of 54.61 feet to a point;

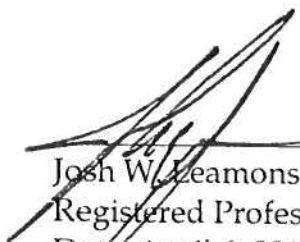
22. South 30°49'45" West a distance of 43.75 feet to a point;
23. South 10°11'54" West a distance of 15.77 feet to a point;
24. South 07°27'59" West a distance of 3.08 feet to a point in the north line of said 285.8 acre tract and the south line of said 344.0 acre tract, for the southwest corner of said 87.658 acre tract and the southeast corner hereof, and from which a 7 inch cedar fence corner post found for a corner of said 344.0 acre tract bears South 82°32'01" East a distance of 147.81 feet;

THENCE along the north and northwest line of said 285.8 acre tract and the south and southeast line of said 344.0 acre tract, the following 4 courses:

1. North 82°32'01" West a distance of 104.50 feet to a 20 inch live oak fence corner found;
2. South 67°32'01" West a distance of 66.24 feet to a 4 inch cedar fence corner post found;
3. South 51°49'00" West a distance of 1122.49 feet to a 6 inch cedar fence corner post found;
4. North 89°16'59" West a distance of 118.11 feet to the POINT OF BEGINNING containing 116.327 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;


Josh W. Leamons
Registered Professional Land Surveyor #6276
Date: April 6, 2018
Job# 18-2498





SEARCHERS LAND SURVEYING, LLC

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BEGINNING at a 6 inch pipe fence corner post found in the north line of that certain 416.9 acre tract described in Instrument No. 20083572 of the Official Public Records of Gillespie County, Texas, for the southeast corner of that certain 145.0 acre tract described in Volume 370, Page 900 of said Real Property Records, the southwest corner of said 344.0 acre tract, and the southwest corner hereof;

THENCE along the east line of said 145.0 acre tract described in Volume 370, Page 900 of said Real Property Records and the west line of said 344.0 acre tract, the following 3 courses:

1. North 00°36'51" West a distance of 1099.22 feet to a 6 inch cedar fence corner post found;
2. North 00°30'00" West a distance of 1948.01 feet to a 6 inch cedar fence corner post found;
3. North 00°33'51" West a distance of 200.35 feet to a 1/2 inch iron rod found in concrete, for the northeast corner of said 145.0 acre tract (Volume 370, Page 900),

EXHIBIT " C "

a corner of that certain 145.0 acre tract described in Instrument No. 20061839 of said Official Public Records, and a corner of said 344.0 acre tract;

THENCE along an east and south lines of said 145.0 acre tract (Instrument No. 20061839) and the west and north lines of said 344.0 acre tract, the following 2 courses:

1. North 01°08'21" East a distance of 19.66 feet to an 8 inch pine fence corner post found for a corner of said 145.0 acre tract (Instrument No. 20061839), the northwest corner of said 344.0 acre tract, and the northwest corner hereof;
2. North 89°30'53" East a distance of 748.65 feet to a 3 inch pipe fence corner post found for the southeast corner of said 145.0 acre tract (Instrument No. 20061839), the southwest corner of that certain 336.4 acre tract described in Volume 539, Page 612 of said Official Public Records, and a corner of said 344.0 acre tract;

THENCE North 82°10'44" East a distance of 1886.05 feet along the south line of said 336.4 acre tract and the north line of said 344.0 acre tract to a 2.5 inch pipe fence corner post found, for the northwest corner of that certain 162.0 acre tract described in Volume 365, Page 332 of said Real Property Records, a corner of said 344.0 acre tract, and the northeast corner hereof;

THENCE South 00°33'26" East a distance of 1699.61 feet along the west line of said 162.0 acre tract and an east line of said 344.0 acre tract to a 1/2 inch iron rod found in concrete in the north line of that certain 116.327 acre tract surveyed this same day by Searchers Land Surveying, LLC, being a portion of said 344.0 acre tract, for the southwest corner of said 162.0 acre tract and a corner of said 344.0 acre tract;

THENCE crossing said 344.0 acre tract along the north and west lines of said 116.327 acre tract, the following 2 courses:

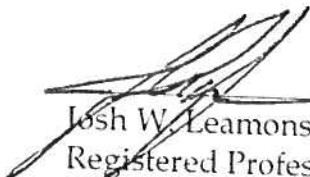
1. South 82°35'12" West a distance of 1582.38 feet to a 1/2 inch iron rod set, for the northwest corner of said 116.327 acre tract and a corner hereof, and from which a 1/2 inch iron rod set bears South 48°58'41" East a distance of 40.10 feet and another bears North 48°58'41" West a distance of 40.10 feet;

2. South $00^{\circ}32'34''$ East a distance of 1618.98 feet to a 1/2 inch iron rod set in the south line of said 344.0 acre tract and the north line of said 416.9 acre tract, for the southwest corner of said 116.327 acre tract and the southeast corner hereof, and from which an 8 inch cedar fence corner post found bears North $89^{\circ}35'28''$ East a distance of 1717.01 feet;

THENCE South $89^{\circ}35'28''$ West a distance of 1049.49 feet along the north line of said 416.9 acre tract and the south line of said 344.0 acre tract to the POINT OF BEGINNING containing 140.000 acres of land, more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage shown hereon are Grid, NAD 83, Texas Central Zone 4203 and are derived from GPS techniques. A "1/2 inch iron rod set" is a 1/2 inch rebar with plastic cap marked "Searchers RPLS 6275".

Surveyed by;


Josh W. Leamons

Registered Professional Land Surveyor #6276

Date: April 6, 2018

Job# 18-2498

